

Arlington Historic District Commissions

March 22, 2018
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, C. Barry, M. Bush, C. Hamilton
S. Lipp, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: M. Capodano, B. Cohen

Guests: M. Bloch, J. Rizza, N. Bisher, C. Bavitz

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners: Pleasant Street – M. Bush; Mt Gilboa/Crescent Hill -**
3. **Approval of draft minutes from January 25:** discussion of minutes and S. Makowka said for clarification with regard to page 5, 2nd paragraph – J. Worden said that the vote was intended to allow the discussion to move to phase 2 but does not reflect any actual approval. It was suggested that rather than adding to the January minutes, this clarification of the January 25 minutes be reflected in tonight's (March 22) minutes. Mr. Worden made that motion, seconded by D. Baldwin, motion approved by all except that M. Bush abstaining. Mr. Worden then moved approval of the January 25 minutes, seconded by D. Baldwin, unanimous approval. S. Makowka asked if there were any comments on the February 22, 2018 minutes. Hearing none, D. Baldwin moved approval, seconded by M. Audin, unanimous approval.
4. **Communications**
 - a. Email from J. Raitt for Whittemore Park Planning Project to S. Makowka
 - b. CONA application for 24 Irving Street (Barber) for roof and exterior repairs
 - c. Emails from N. Bisher re: application for 22 Montague Street
 - d. Emails from M. Davidson Bloch with additional info for application on 734-736 Mass. Ave.
 - e. Email to Commissioners of Mass Preservation Newsletter
 - f. Emails from S. Shaloo with regard to 0 Irving Street project
 - g. Email from J. Leone re: 0 Irving Street project
 - h. S. Makowka reported he has spoken with Town Counsel and is trying to arrange a meeting in the coming weeks
 - i. M. Bush received an email from J. Burkhardt (abutter on uphill side) and there was a filing for adverse possession with the courts. As part of that filing he became aware of the applicant suing the Commission and M. Bush told him to talk with Town Counsel.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

a. **Continuation of Formal Hearing re: 734-736 Mass. Ave. (Jason Street LLC) re: installation of electrical conduit line and a/c compressors.** Applicant explained that code says meters need to be on outside of the house. 1st page after application includes drawing to give perspective. They are looking to install meter on back of house on Academy Street side. The red tab in the packet has the image and the dimensions are on the following page. The service will be in an underground pipe coming out of the ground to the electrical box only. S. Makowka said this is a much preferred location for the Commission. M. Audin complimented the applicant for a thorough and complete application. The Applicant also described that three AC condensers are being added to the exterior also. She met with the installer today and he did a hand drawing of how the condensers would fit into the space behind the house – this shows how they are spaced away from house, with room between units for airflow. Two are stacked and one is tucked in to the side. Stacked blows out and one next to shed blows up. S. Makowka said some units have more insulation for lower decibels sound rating and asked Applicant to try to pick a unit with lower decibel as possible and monitor will want to approve final decibel prior to installation. Commission noted that there appeared to be substantial separation to closest adjacent structure. D. Baldwin moved approval of applications as submitted with final decibel amount on the condensers to be approved by monitor prior to installation. Second by C. Hamilton, Unanimous approval. Monitor S. Makowka

b. **Formal Hearing re: 62 Westminster Ave. (Bisher) for replacement of windows and doors.** J. Rizza and N. Bisher gave the presentation. Some of the changes qualify for a CONA and won't need to be addressed tonight but the window and door changes will require a COA. Some clapboards and shingles will need to be repaired and replaced to match existing conditions. For clarification – the mansard sloping sides are going to stay cedar shingles. The doors on the first floor are stained. Front door is being kept and back door will be kept. The wood doors are not original but are not in bad shape. The pair of existing sliding doors on rear of house (horrible aluminum sliders – page 3 West side picture) are not under our jurisdiction due to lack of visibility but they are being replaced. The existing 2nd floor windows are vinyl with snap on grills. Applicant is proposing to replace them with Pella wood window with 7/8" muntins laminated to the glass on each side with a solid black spacing bar. The Applicant indicated a reference for aluminum clad on the windows. To clarify, they are proposing painted wood windows in the application but would prefer the Commission approve aluminum clad versions. S Makowka asked about the 1st floor windows. Answer: there is a combination – some vinyl but most are 60s era Anderson with snap on grills. There are no original windows left in the house. They are proposing all new Pella windows using white finish, J. Worden said he thinks black windows were more historically appropriate. D. Baldwin said we were talking about all wood inside/outside. Architect said the application is for wood, but they are asking for aluminum clad. M. Bush said if none of windows are original the window replacement becomes a CONA – S. Makowka said a lot of different patterns in the existing windows so proposal is for changes to those conditions which doesn't qualify for a CONA. M. Audin pointed out another project in the neighborhood recently and he noted to owner that in the area a 2 over 2 was clearly the majority pattern of how windows were divided in the neighborhood. C. Hamilton asked on page 8 if bay is being removed. Answer: no just

replacing the side windows. The applicant said the Pella Architectural series windows are being proposed. Applicant asked why clad windows aren't allowed when so many windows in the neighborhood are actually vinyl. Commission explained that District formed to preserve character of the structures and that vinyl windows predate the District. C. Barry explained that these are wood houses and we believe that wood windows are appropriate. D. Baldwin moved approval of the installation of all wood, 2 over 2, Pella architectural series windows, final windows subject to monitor approval prior to installation, seconded by J. Worden for discussion. After discussion, D. Baldwin amended his motion to specify that side lites on the bay window can be 1 over 1, that the monitor should approve options for individual windows prior to installation, and that this Certificate of Appropriateness only applies to visible windows, clarifying that there is flexibility for the monitor to determine based on site inspection which are visible and which are not visible. Seconded by J. Worden. Unanimous approval. Monitors M. Audin (main) and N. Aikenhead.

c. **Informal Hearing re: 22 Montague Street (Bavitz) for replacement of fence with minor change.** Applicant is asking to replace a fence which was previously approved at the corner of Montague and Crescent Hill Ave. The only subtle distinction is that originally the fence didn't actually enclose the entire back yard. Now they want to correct the situation and change the fence line in that one area near the garage. S. Makowka said the application says all cedar fence but the specifications show pressure treated posts. He indicated that our guidelines call for no visible pressure treated visible. M. Bush moved that the change is so inconsequential it would be eligible for a 10 day Certificate. Seconded by N. Aikenhead. Unanimous approval with M. Audin leaving meeting; M. Bush move approval of fence as proposed but with option to have new fence follow the existing slope rather than step down per the existing condition, seconded by D. Baldwin. Unanimous approval. C. Hamilton appointed monitor.

7. Other Business

- a. Discussion regarding sidewalks in Historic District to be incorporated into Master Plan. D. Baldwin said Town Manager A. Chapdelaine wants to meet with the subcommittee
- b. Discussion regarding large project hearing procedures – M. Audin felt frustrated on multiple extensions on projects and proposes we think of a way to reign this issue in somehow.
- c. Central Street Historic District vacant commissioner seat
- d. M. Audin update on Zoning Recodification Working Group-ZRWG
- e. Discussion on Guidelines update. The Commission discussed possible clarifications to the existing guidelines for new construction to make the Commissions process more transparent. Instead of fielding proposed changes on the fly, S. Makowka asked that Commissioners circulate proposed language that everyone could review and be prepared to discuss at the next hearing. Please send to Carol for distribution.

8. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

9. EXECUTIVE SESSION – To discuss ongoing litigation – NOT NECESSARY TO ENTER INTO EXECUTIVE SESSION ON 3/22/18

10. REVIEW OF PROJECTS

11. MEETING ADJOURNED 10:17PM